

Clinton Avenue Historic District

Peters House

306 Clinton Avenue

Kingston

Ulster County

New York

HABS No. NY-5561-F

HABS

NY

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PHOTOGRAPH

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. NY-5561-F

CLINTON AVENUE HISTORIC DISTRICT

PETERS HOUSE

Location: 306 Clinton Avenue, Kingston, Ulster County, New York.
Latitude 41° 56' 05" Longitude 74° 01' 05"

Present Owner: Urban Renewal Agency.

Present Occupant: Unoccupied.

Present Use: Unoccupied.

Significance: The house is an example of a bracketed Victorian frame house, added on to an older house as an integral unit.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The house was built circa 1874-78.
2. Architect: Unknown.
3. Original and subsequent owners:

1874 Deed 10 October 1874, recorded 10 October 1874
liber 190, page 47
Jane C. Newkirk
to
Mary Josephine Peters, wife of Frederick F. Peters
The property consisted of the lot and the adjacent house to the north.

1878 Deed 31 May 1878, recorded 3 June 1878
liber 211, page 579
Mary J. Peters
Frederick F. Peters, her husband
to
Howard Hendricks
Lucy M. Hendricks
The property included lot and two houses.
Both houses had the same owners until 1948.

1921 Howard Hendricks died 4 December 1921
Will written 3 December 1921, proved 17
January 1922

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liber 10 of wills, page 619

All property went to his children,
Kenneth L. Hendricks
Helena (Perlina) Kellogg Wood

- 1922 Deed 5 January 1922, recorded 7 March 1922
liber 487, page 430
Lucy M. Hendricks
to
Kenneth L. Hendricks
Perlina Kellogg Wood
- 1933 Deed 14 February 1933, recorded 24 February
1933
liber 563, page 405
Perlina K. Wood
to
Kenneth L. Hendricks
- 1935 Deed 24 July 1935, recorded 30 July 1935
liber 576, page 591
Kenneth L. Hendricks
Zadia Hendricks, his wife
to
Harriet Bell
- 1942 Deed 29 October 1942, recorded 29 October 1942
liber 629, page 370
Harriet Bell
to
Ulster County Savings Institution
- 1943 Deed 6 November 1943, recorded 8 November 1943
liber 637, page 319
Ulster County Savings Institution
to
Carol de la Vergne
- 1948 Deed 12 April 1948, recorded 12 April 1948
liber 696, page 266
Carol de la Bergne
to
Randall D. Kelder
Martha V. Kelder, his wife
The lot and house were owned separately
from the adjoining northern lot.
- 1951 Deed 8 November 1951 recorded 9 November 1951
liber 814, page 111
Randall D. Kelder
Martha V. Kelder, his wife
to
Alfred J. Goeller
Claire Goeller, his wife

- 1954 Deed 18 October 1954, recorded 21 October 1954
liber 907, page 91
Alfred J. Goeller
Claire Goeller, his wife
to
Carl H. Bohlmann
Elfriede Bohlmann, his wife
- 1960 Deed 11 July 1960, recorded 12 July 1960
liber 1094, page 1145
Carl H. Bohlmann
Elfriede Bohlmann, his wife
to
Alfred J. Goeller
Claire Goeller, his wife
- 1968 Deed 29 April 1968, recorded 6 May 1968
liber 1211, page 805
Alfred J. Goeller
Claire Goeller, his wife
to
Kingston Urban Renewal Agency

4. Builder, contractor, suppliers: Not known.
5. Original plan and construction: Not known.
6. Alterations and additions: The entire house was an integral addition to an earlier house.

B. Historic Events and Persons Connected with the Structure: Not known.

C. Bibliography:

Deeds, County Clerk's Office, Ulster County
Office Building, Kingston, New York.

Wills, Surrogate's Office, Ulster County
Office Building, Kingston, New York.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building is an example of a small nineteenth century house in the Italianate style that was added to an older house, fitted in without regard to set-back rules. It is a wedge-shaped polygon.
2. Condition of Fabric: The over-all condition of the house is poor.

B. Description of Exterior:

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1. Over-all dimensions: This house is asymmetrical, having no set number of bays, its most prominent features are two bay windows set to the side, one over the other in classical frames. The house is wedged in between two other buildings. It is two stories in the front and three stories in the rear. The front facade is 17' high.
2. Foundations: The house sits on a stone foundation.
3. Wall construction, finish and color: The house is built of frame construction with modern asbestos siding. The siding and the trim are painted white. There is a brick party wall between it and the frame building to the north.
4. Structural system, framing: All walls are of frame construction.
5. Porches: None.
6. Chimneys: There are three brick chimneys.
7. Openings:
 - a. Doorways and doors: The front entrance is in the extreme right of the facade. It has a bracketed architrave with dentils, a simple segmental arch transom and is flanked by slender Doric pilasters. The door itself is glass in a wood frame.
 - b. Windows: The windows on the front are bay windows of three double-hung single lights. The bays themselves are directly above one another and each has a full entablature. The lower bay window's cornice is paneled.
8. Roof:
 - a. Shape, covering: The roof is flat with a tar sealer.
 - b. Cornice: The cornice is bracked, dentiled and paneled in the Italianate style.
- C. Description of Interior: The house was inaccessible at the time the survey was being conducted by the Historic American Buildings Survey.
- D. Site: The house is fitted in between two other structures and its northern wall is integral with one. It is set back from the street and the house to its north. The lot slopes to the rear.

Prepared by: William C. Badger
Historian
Historic American Buildings Survey
Summer 1972

PART III. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) under joint sponsorship of the National Park Service and the Kingston Historic Landmarks Preservation Commission with financial assistance from the New York Council on the Arts. Measured and drawn during the summer of 1972 under the direction of John Poppeliers, chief of HABS and under the supervision of Roy Eugene Graham (University of Texas at Austin) by student architects Philip D. Ward (University of Washington), A. Carol Boerder (University of Texas at Austin), M. Morgan Gick (University of Notre Dame), and Stephen O. Fildes (Texas Tech University). The drawings were edited in December 1972 by architect John Burns. The written architectural and historical data was prepared by William C. Badger (University of Pennsylvania), the project historian, and edited in January 1980 by Susan McCown, a historian in the HABS office. The photos were taken in August 1973 by Jack E. Boucher of HABS staff.